



# NORFOLK

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## CITY PLANNING COMMISSION MEETING AGENDA June 25, 2015

**12:30 AM –City Planning Commission lunch**

**1. Roll Call**

**2. Design Review Items (1:00 PM) Action**

**A. Private Projects**

**1. 2000 Church Street**

Applicant: Church Street Station, LLC

Project Request: New construction of an eighty-one unit apartment building

Project Summary: This development is proposed to be five-stories on a triangular shaped lot that fronts Church Street between C Avenue and the railroad tracks. The building shall be sited fronting Church Street but the main entrance will be along the side of the building with the drive aisle; the parking behind, dumpster and vehicular turnaround shall face the railroad tracks. The massing is horizontal with vertical window bands and footprint of the building is an ell. There are vertical reveals between the window bays that add verticality and soldier course bands between floors and at the top. A single story community room is pulled out from the building at an angle. There is a long canopy at the main entrance that is supported with braced arches that gives the feel of a train platform. The material schedule is listed in the table below:

**Material Schedule:**

Location	Material	Color
Floor 1-5	Brick veneer	Red
Floor 1 & 2	Brick infill panels	Red
Floor 2-5	Brick “paneling”	Red
Floor 1	Storefront glazing with spandrels	Mill frame/white spandrels
Floor 1	Double height aluminum windows	Mill frame
Floor 2-5	Fiberglass windows single hung	Black
Parapet	Fiber cement panel cladding	Red
Coping (top)	Aluminum	Mat
Doors	Clear glass	Milled frame
Entrance canopies	Powder coat steel/membrane roof	black

ARB Recommendation: By a vote of 6-0, the ARB recommends approval for the application as presented with the following conditions:

- All of the windows shall have a black finish;
- All of the windows shall be the same larger size;
- The darker brick in the horizontal banding between the third/fourth and the fourth/fifth floors shall be field brick;
- The large band above the first floor shall be more than three soldier courses.

## **2. 923-29 & 1001-07 E. Ocean View Avenue; 9640 Chesapeake Street; & 908-24 Hillside Avenue**

Applicant: Captain's Landing, LLC

Project Request: Windows (continued by ARB) and exterior lighting approvals

Project Summary: The City Planning Commission reviewed this application on June 11, 2015 and recommended approval on the condition that the exterior lighting and windows come back for review when the applicant has made their selection. The windows have been continued. The exterior lighting is proposed to be wall mount fixtures by Cascadia Lighting in a textured black finish on the metal with a seeded glass globe.

ARB Recommendation: By a vote of 6-0, the ARB recommends approval for the exterior lighting as presented.

## **3. 1917 Colley Avenue—Eco-Dog**

Applicant: Nicole Harp

Project Request: Encroachment of a eco-friendly dog watering station

Project Summary: This application is reviewing the design of this system and the applicant would like to receive a blanket approval for the design so that they do not need to come back to the ARB for future locations. This system is solar-powered, bio-filtered rain catchment system. The run-off from a roof discharges into the area the plants are (bio-filtration). As the water drains into the fifty-five gallon pickle barrel for storage the water is filtered. A small tap/hose bib at the bottom can be opened up to drain the water into the dog dish. The barrel is clad in reclaimed wood that is stained. The dog bowl is cast concrete or ceramic with a mosaic on the outside in bright colors.

ARB Recommendation: By a vote of 6-0, the ARB recommends approval for the style, material and color as presented with the following condition:

- Subsequent installations come back for review since this is a prototype.

## **4. 1241 43<sup>rd</sup> Street—Global Friendship House**

Applicant: Matthew Pearson, AIA

Project Request: New construction student housing for international students

Project Summary: The site is "L" shaped with the building fronting 43<sup>rd</sup> Street with the "L" portion, where the parking is located, off of 42<sup>nd</sup> Street. This development is proposed to be three-stories with the first floor spaces to be common areas for the entry, front desk, staff offices, multipurpose room, community kitchen, public restrooms and a staff

apartment. The second and third floor have a combination of single and double occupancy rooms, with shared hall bathroom facilities, common space, laundry, kitchenette and study area. The site includes minimal parking and a Japanese influenced garden and space for students to grow vegetables.

The material selection for the building include: metal panels; structural glazing; tropical hardwood siding; and a standing seam metal roof.

The plan has a combination of hardscaping and landscaping treatments. There are foundation plantings at the building with areas of lawn. The parking area is screened with shrubs and trees. There are pea gravel garden walks, stepping stones, and patio pavers. A six foot privacy fence screens the patio areas that surround the building on three sides. No fencing is around the parking.

ARB Recommendation: By a vote of 6-0, the ARB recommends approval for the style, material, color, design and landscaping as presented.

### **3. Public Hearing Preview**

### **4. Director's Comments**

A. Council Actions

### **5. Comments from Commissioners**

### **6. July 2015 Meeting Schedule**

Wednesday, July 8, 2015	1:00 PM Zoning Field Trip
Thursday, July 9, 2015	1:00 PM Regular Meeting
Thursday, July 23, 2015	1:00 PM Regular Meeting
	2:30 PM Public Hearing Meeting

**Design Review applications for items scheduled for the City Planning Commission meeting, exclusive of information only items, can be viewed at the website below:**

[www.norfolk.gov/ARB](http://www.norfolk.gov/ARB)